167.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,900 / 989,900
					USE VALUE:	989,900 / 989,900
					ASSESSED:	989,900 / 989,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAIR BALAKRISHNAN
Owner 2:	KSHIRSAGAR LEENA
Owner 3:	
Street 1:	121 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAHEY JOSEPH M--ETAL -
Owner 2:	FAHEY JEAN BOTTONI -
Street 1:	121 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2267 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	471,200		518,700	989,900
Total Card	0.275	471,200		518,700	989,900
Total Parcel	0.275	471,200		518,700	989,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.68 /Parcel: 436.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110515

GIS Ref

GIS Ref

Insp Date 05/17/18

!12919!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	471,200	0	12,000.	518,700	989,900		Year end	12/23/2021
2021	101	FV	457,900	0	12,000.	518,700	976,600		Year End Roll	12/10/2020
2020	101	FV	412,400	0	12,000.	518,700	931,100	931,100	Year End Roll	12/18/2019
2019	101	FV	308,400	0	12,000.	518,700	827,100	827,100	Year End Roll	1/3/2019
2018	101	FV	299,200	0	12,000.	459,400	758,600	758,600	Year End Roll	12/20/2017
2017	101	FV	299,200	0	12,000.	385,300	684,500	684,500	Year End Roll	1/3/2017
2016	101	FV	299,200	0	12,000.	385,300	684,500	684,500	Year End	1/4/2016
2015	101	FV	292,300	0	12,000.	333,500	625,800	625,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:48:22

LAST REV

Date	Time
10/06/20	11:43:16
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12919

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY JOSEPH M-	72512-295		4/26/2019		951,000	No	No		
	17511-390		10/1/1986		218,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	866	Heat App	15,000	C				
6/10/2019	857	Addition	154,000	O				
9/27/2013	1444	Add Bath	80,000	C				
3/4/2000	102	Alterati	32,000					RAISE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
5/17/2018	MEAS&NOTICE	CC	Chris C
5/13/2014	External Ins	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
12/24/2008	Measured	372	PATRIOT
4/21/2000	Meas/Inspect	276	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	518,700	Spl Credit		Total:	518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12371981
Const Adj.:	0.98990101
Adj $ / SQ:	144.608
Other Features:	112045
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528294
Depreciation:	57056
Depreciated Total:	471238

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

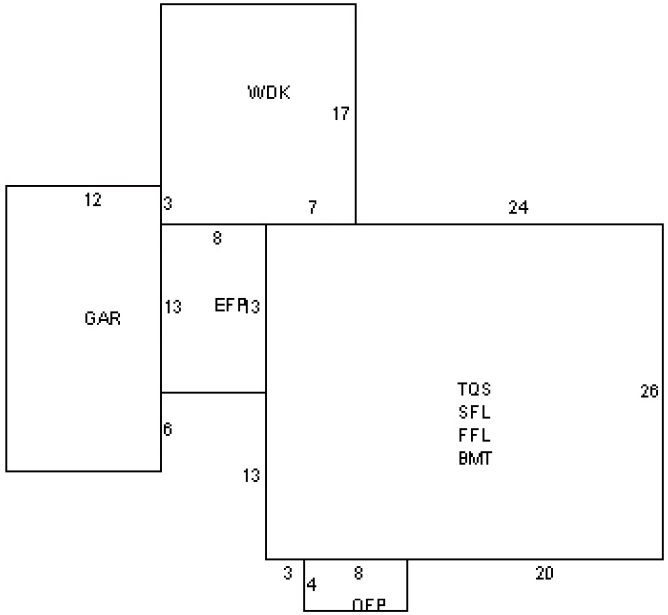
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.07
Special Features:	0	Val/Su Net:	128.11
Final Total:	471200	Val/Su SzAd	212.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	806	50.430	40,648
FFL	First Floor	806	144.610	116,554
SFL	Second Floor	806	144.610	116,554
TQS	3/4 Story	605	130.150	78,674
GAR	Garage	264	24.220	6,395
WDK	Deck	255	9.820	2,504
EFP	Enclos Porch	104	52.860	5,498
OFP	Open Porch	32	43.560	1,394
	Net Sketched Area:	3,678	Total:	368,221
Size Ad	2216.5	Gross Area	3879	FinArea 2267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
TQS	100	UNF	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

167.0-0003-0001.0

IMAGE

AssessPro Patriot Properties, Inc